

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Mar 01 01:39 PM NC Rev Stamp: \$ 1000.00
Book: 7882 Page: 690 Fee: \$ 26.00
Instrument Number: 2016006131
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Submitted Electronically by Stark Law Group, PLLC in compliance with North Carolina Statutes governing recordable documents and the terms of the Submitter Agreement with the Durham County Register of Deeds, GS 47-14 (a1)(5)

Excise Tax: \$1,000.00

Parcel Identifier No. 119639

Verified by _____ County on the _____ day of _____, 20_____

By:

Mail/Box to *Return to: Stark Law Group, PLLC, 6011 Farrington Rd. Ste 300 Chapel Hill, NC 27517*
This instrument was prepared by: Stark Law Group, PLLC 6011 Farrington Road, Suite 300, Chapel Hill, NC 27517.

Brief description for the Index: .90 AC, LOT C, PB 190, 217

THIS DEED made this _____ day of February, 2016 by and between

GRANTOR

GRANTEE

CHARLITO HOLDINGS, LLC
2907 W. Pettigrew Street
Durham, NC 27705

MARSHALL RESOURCES INFORMATICS SERVICES, L.L.C.
2435 S. Alston Avenue
Durham, NC 27713-1301

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows: See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 7536, Page 903.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 190, Page 217.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the exception listed in Exhibit "B" attached hereto and incorporated herein by reference.

[Signature appears on following page]

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land situate in the State of North Carolina, County of Durham and described as follows:

BEING ALL of Lot C as shown on the Plat by S.D. Puckett & Associates, PLS entitled "Final Recombination of 2907 W. Pettigrew St., 2815 W. Pettigrew Street, Durham, NC 27705" recorded in Plat Book 190, Pages 217-218, Durham County Registry and containing 0.90 acres, more or less.

Together with the permanent and non-exclusive right of ingress, egress, and use of that property referred to in the Joint Driveway Easement in that instrument recorded in Deed Book 6992, Page 473, Durham County Registry, without representation or warranty as to direct access to the easement area from the property described above. Furthermore, usage of said Joint Easement by grantee herein subjects grantee and its successors and assigns to pro-rata maintenance responsibilities and grantee hereby assumes said pro-rata responsibilities.

For informational purposes only: Being also that said property with a current mailing address of 2907 W. Pettigrew Street, Durham County, NC 27705 and having a Durham County Tax Administration parcel reference number of 119639 and PIN 0812-15-64-7809.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes, not yet due and payable.
2. Subject to matters shown on recorded Plat Book 190, Page 217.
3. Easement (s) to the County of Durham recorded in Book 1498 at Page 47.
4. Easement(s) to Duke Power Company recorded in Book 1292 at Page 615.
5. Joint Driveway Easement (s) recorded on Book 6992 at Page 473.
6. Reciprocal Easement Agreement recorded in Book 2551, Page 43;
7. Easement (s) recorded in Book 7679 at Page 153.
8. Private Water and Sewer Maintenance Agreement Easement recorded in Book 7815 at Page 45.